WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

B-SR-14-2120

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Demetri Miller	F & M Bank	
(NAME) **2120 Acklen Ave. #4**	(NAME) 50 Franklin Street	**104-11-0J-004.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DEEPAK BANERJI AND POMPA BANERJI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEMETRI MILLER, A SINGLE MAN** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4 of Peabody Place, a Horizontal Property Regime established by Master Deed of record in Book 6323, Page 147, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Deepak Banergiand wife, Pompa Banergi by deed from Cameron C. Johnson and Tammy M. Wiedenfeld John and Sarah Johnson, all unmarried of record in Instrument No. 20050421-0044602 Register's Office for Davidson County, Tennessee, dated April 18, 2005 and recorded on April 21, 2005. Deepak Banergi and Deepak Banerji are one in the same person. Pompa Banergi and Pompa Banerji are one in the same person.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6323, Page 188, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Peabody Place of record in Book 6323, Page 147 and the By-Laws appended thereto on Page 173, Register's Office for Davidson County, Tennessee.
- Amended By-Laws of record in Book 9047, Page 641, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6225, Page 487 and Book 6336, Page 196, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2120 Acklen Ave. #4, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140043076 DEEDWARR
Recvd: 06/18/14 10:43 2 pgs
Fees:13.00 Taxes:906.13
20140618-0053082

Witness my/our hand(s) this the 16th DAY OF JUNE, 2014.

Deepak Banerji

Deepak Banerji

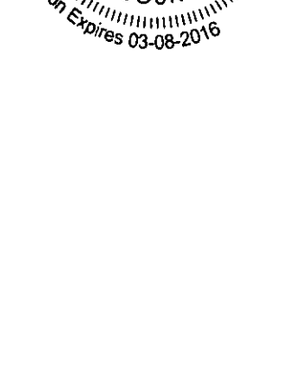
Pompa Banerji

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEEPAK BANERJI AND POMPA BANERJI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212